

Courtesy Of Stefan Radovanovic Of MaxWell Polaris

# \$209,999 - 304 9808 103 Street, Edmonton

MLS® #E4428949

**\$209,999**

2 Bedroom, 2.00 Bathroom, 1,109 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Fully renovated, 1100 square feet, 2 bed, 2 bath, 2 balconies, and in-suite laundry! This stunning condo offers a perfect blend of modern finishes and thoughtful design. Step into a bright, open-concept living area with freshly painted walls, brand-new vinyl plank flooring, crisp baseboards, and large windows that flood the space with natural light. The kitchen is fully upgraded with stainless steel appliances, quartz countertops, beige soft-closing cabinets with gold accents, and a stylish tile backsplash. The spacious primary bedroom features a fully renovated 3-piece ensuite and a generous closet, while the second bedroom offers its own private balcony—ideal for morning coffee or evening relaxation. The building features top-notch amenities including a modern gym with new equipment, saunas, a large social room, an outdoor patio for grilling and entertaining, and a private workspace for added convenience.

Built in 1975

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428949  |
| Price      | \$209,999 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 304 9808 103 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2G4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Social Rooms, Storage-In-Suite |
| Parking   | Heated, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 17  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Golf Nearby, Hillside, Picnic Area, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick, Stucco  |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market      13

Zoning                Zone 12

Condo Fee            \$870

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Listing information last updated on April 16th, 2025 at 5:47pm MDT